

TENTATIVE TRACT MAP NO. 37024

PORTION OF LOT 9 OF CORONA CITRUS TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SAKE ENGINEERS INC. MAY, 2022

OWNER/DEVELOPER:

BAULOT LLC
JUERGEN LOTTER
1240 E. ONTARIO AVE. #102-323
CORONA, CA, 92881
(714) 204-5548 PH.

ENGINEER:

SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041 PH.

ASSESSOR'S PARCEL NUMBER:

122-180-031
122-180-032
122-180-034

FLOOD ZONE:

ZONE AE PER FIRM MAP 0602500005F
REVISED: 8/28/2008

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON WERE TAKEN FROM THE EAST LINE OF LOTS 8 AND 9 OF CORONA CITRUS TRACT PER M.B. 8/24 AS SHOWN BY MAP ON FILE IN BOOK 45, PAGE 77 OF PARCEL MAPS, SHOWN AS NO008'15"W THEREON.

LEGAL DESCRIPTION:

PORTION OF LOT 9 OF CORONA CITRUS TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UTILITIES:

WATER: DEPARTMENT OF WATER AND POWER
735 PUBLIC SAFETY WAY
CORONA, CA 92880
(909) 736-2321

SEWER: DEPARTMENT OF WATER AND POWER
735 PUBLIC SAFETY WAY
CORONA, CA 92880
(909) 736-2321

POWER: SOUTHERN CALIFORNIA EDISON CO.
1351 E. FRANCIS
ONTARIO, CA, 91761
(909) 930-8591

GAS: SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 3003
REDLANDS, CA, 92373
(909) 335-7733

PHONE: AT&T
1-866-243-6122

GENERAL NOTES:

1. PREPARED: NOVEMBER, 2017
2. GROSS ACREAGE: 6.26 AC. 5.07 NET
3. GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3.212 UNITS PER ACRE)

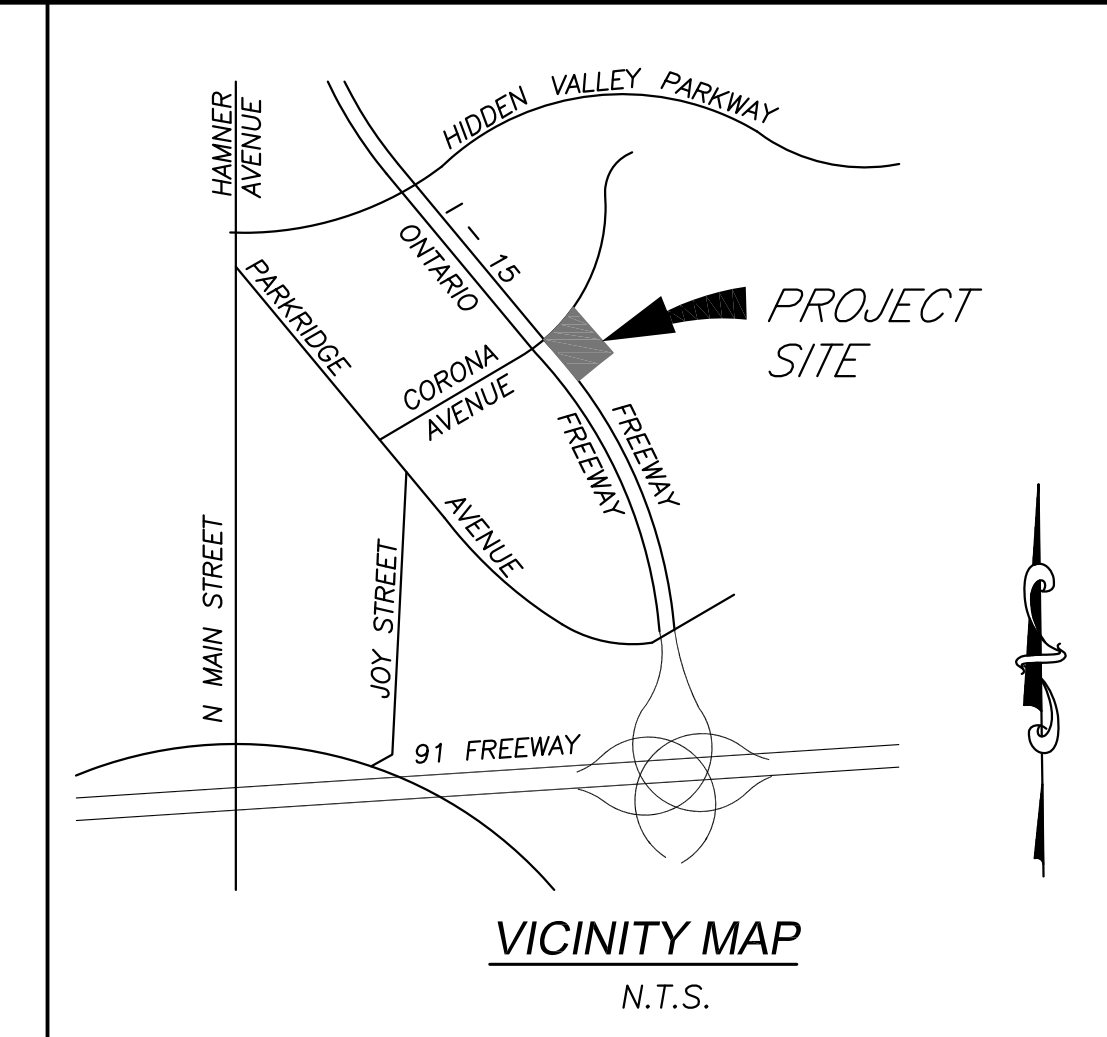
4. LAND USE AND ZONING:
PROPOSED USE: SINGLE FAMILY RESIDENTIAL R-1-8.4
EXISTING USE: LOW DENSITY RESIDENTIAL
EXISTING ZONING: A-14.4
ADJACENT LAND USE, ZONING AND GENERAL PLAN DESIGNATION:

LAND USE	ZONING	GP DESIGNATION
NORTH: RESIDENTIAL	NORTH: A-14.4	NORTH: LOW DENSITY RESIDENTIAL
SOUTH: FREEWAY	SOUTH: A-14.4	SOUTH: LOW DENSITY RESIDENTIAL
EAST: RESIDENTIAL	EAST: A-14.4	EAST: LOW DENSITY RESIDENTIAL
WEST: RESIDENTIAL	WEST: A-14.4	WEST: LOW DENSITY RESIDENTIAL

5. ALL STREETS HEREON SHALL BE PUBLIC STREETS
6. STREETS GRADES: 0.6% MINIMUM
7. ALL CONC. GUTTERS AND SWALES SHALL HAVE A MINIMUM GRADE OF: 0.5%
8. ALL GRASS/DIRT SWALES SHALL HAVE A MINIMUM GRADE OF: 1.5%
9. ALL A.C. PAVING SHALL HAVE A MINIMUM GRADE OF: 1.0%
10. ALL SLOPES ADJACENT TO STREET R.O.W. TO BE MAINTAINED BY PROPERTY OWNER
11. ONE FINAL MAP AND ONE PHASE IS PLANNED
12. (E) STRUCTURES ON PROPERTY WILL BE DEMOLISHED
13. LOT "B" WILL BE MAINTAINED BY HOA
14. APPROVED CLOMR THROUGH FEMA WILL BE PROVIDED PRIOR TO GRADING FLOODPLAIN

LOT SUMMARY				
LOT NO.	AREA (S.F.)	LOT DEPTH	LOT WIDTH	USEABLE PAD AREA
1	15,308.12	145'	94'	7,304
2	10,700.40	100'	104'	6,365
3	8,400.80	105'	79'	7,571
4	8,406.53	114'	74'	7,631
5	8,494.54	121'	70'	7,252
6	8,478.61	121'	74'	6,436
7	8,920.10	103'	72'	6,078
8	18,350.15	231'	70'	8,555
9	15,773.42	189'	76'	7,960
10	16,092.70	101'	95'	8,560
11	22,657.69	204'	83'	8,075
12	31,520.19	239'	78'	14,509
13	11,727.05	138'	86'	9,319
14	8,749.16	108'	76'	7,721
15	9,878.70	100'	105'	7,300
AVERAGE	13,564	141'	82'	8,518
A	4,785	PUBLIC STREET		
B	17,592	WATER QUALITY BASIN		
C	3,611	CORONA AVENUE		

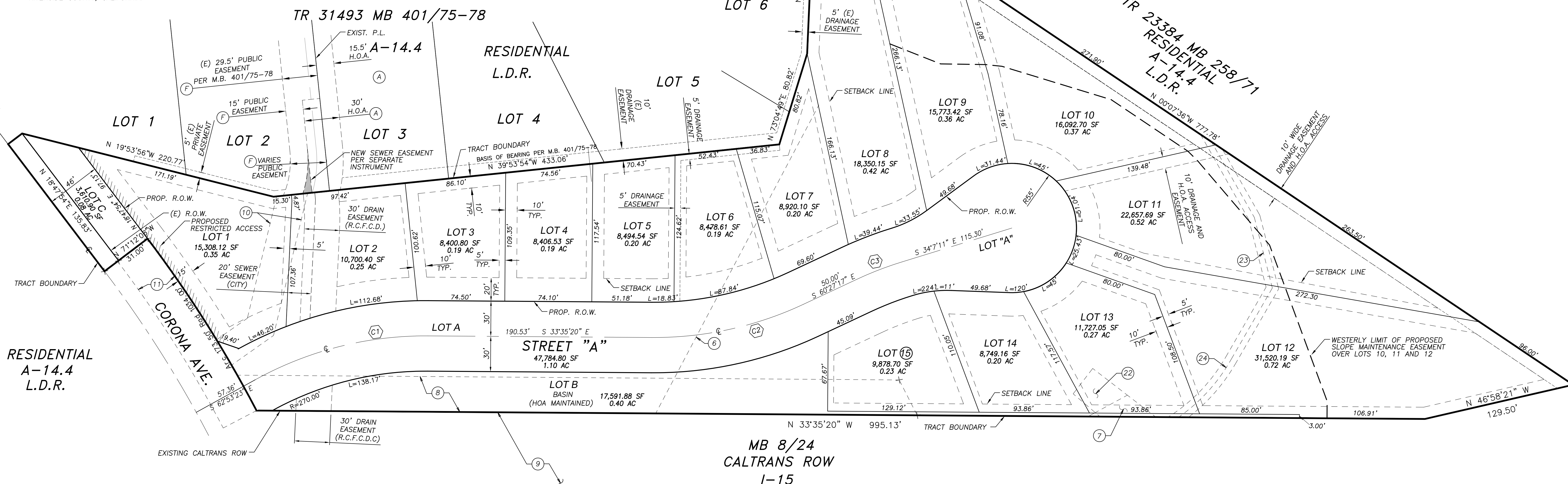
GROSS AREA = 6.25 ACRES (272445.65)
NET AREA = 4.67 ACRES (203458.16 SF)



POR SEC 19 T. 3S R. 6W

STREET "A" C.L. CURVE DATA:

$R=300.00'$ $L=153.42'$ $Tan=78.43$ $D=28'18.3"$	$R=300.00'$ $L=133.34'$ $Tan=67.79$ $D=25'27.54"$	$R=300.00'$ $L=41.56'$ $Tan=20.81$ $D=07'56.13"$
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EASEMENTS NOTES:

- 5 EASEMENT FOR ROADS, PIPELINES, WATER CONDUITS, ETC. IN FAVOR OF SAN JACINTO LAND COMPANY LTD. PER DEED REC. 2/16/1894 IN BOOK 13, PG. 3 OF DEEDS IS NOT PLOTTABLE PER THE RECORD.
- 6 EASEMENT FOR PUBLIC UTILITIES PER BK 2127 PG 298 REC. 7/31/1957. TO BE QUITCLAIMED.
- 7 EASEMENT FOR ROAD AND UTILITY PURPOSES PER BK 3117, PG 361 REC. 4/12/1962. TO BE VACATED.
- 8 EASEMENT FOR ROAD AND UTILITY PURPOSES PER BK 3117, PG 361 REC. 4/12/1962. TO BE VACATED.
- 9 EASEMENT FOR ROAD AND UTILITY PURPOSES PER INST. NO. 196974, REC. 7/10/1987.
- 10 EASEMENT FOR SEWER PURPOSES PER INST. NO. 1043784, REC. 12/19/2005. TO BE QUITCLAIMED.
- 11 EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES PER INST. NO. 1043785, REC. 12/19/2005.
- 16 EASEMENT FOR ROADS, PIPELINES, WATER CONDUITS, ETC. PER DEED REC. 2/21/1911 IN BOOK 324, PG. 389 OF DEEDS IS NOT PLOTTABLE PER THE RECORD.
- 17 EASEMENT FOR UTILITIES PER DEED REC. 4/30/1948 IN BOOK 909, PG. 167 OF DEEDS DOES NOT FALL WITHIN THE BOUNDS OF THE PROPERTY.
- 18 EASEMENT FOR UTILITIES PER DEED REC. 4/30/1948 IN BOOK 909, PG. 167 OF DEEDS IS NOT PLOTTABLE PER THE RECORD.
- 22 EASEMENT FOR INGRESS AND EGRESS PER BK 3671 PG 428 REC. 4/21/1964. TO BE QUITCLAIMED.
- 23 EASEMENT FOR DRAINAGE PURPOSES PER INST. NO. 105602 REC. 5/25/1996. TO BE QUITCLAIMED.
- 24 EASEMENT FOR DRAINAGE PURPOSES PER INST. NO. 231548 REC. 6/21/1996. TO BE QUITCLAIMED.

OFFSITE EASEMENTS NOTES:

- INDICATES MAINTENANCE AND STORM DRAIN EASEMENT, FOR THE USE AND BENEFIT OF THE HOMEOWNERS ASSOCIATION. NO BUILDINGS, OBSTRUCTIONS, OR ENCROACHMENTS BY LAND FILLS ARE ALLOWED PER M.B. 401/75-78.
- INDICATES MAINTENANCE, SEWER AND DRAINAGE EASEMENT TO BE MAINTAINED BY THE CITY OF CORONA PER M.B. 401/75-78.

EASEMENTS VACATION NOTES FOR PUBLIC SEWER LINE:

THE EXISTING SEWER SHALL NOT BE REMOVED UNTIL THE REQUIRED SEGMENTS OF THE NEW 8-INCH VCP SEWER ARE CONSTRUCTED IN ORDER TO CARRY THE EXISTING SEWER FLOW DOWNSTREAM. THE EXISTING EASEMENT SHALL NOT BE VACATED UNTIL THE PUBLIC SEWER IS REMOVED AND THE NEW SEWER IS ACCEPTED BY THE CITY OF CORONA DEPARTMENT OF WATER AND POWER UNLESS OTHERWISE APPROVED BY THE GENERAL MANAGER OR THEIR DESIGNEE.

FIRE DEPARTMENT GENERAL NOTES:

ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO (2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.

DEAD END ACCESS DRIVES SHALL NOT EXCEED ONE HUNDRED FIFTY (150) FEET IN LENGTH.

CUL-DE-SAC(S) SHALL NOT EXCEED FIVE HUNDRED (500) FEET IN LENGTH.

STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.

A MINIMUM FIRE FLOW OF 1500 GPM SHALL BE PROVIDED.

FIRE HYDRANTS ARE TO BE SPACED A MAXIMUM 300 FEET APART.

GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.

A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS. SEE PREMISE IDENTIFICATION STANDARD AT DISCOVERCORONA.COM

SCHEDULE CERTIFICATE OF OCCUPANCY INSPECTION/BUILDING FINAL INSPECTION PRIOR TO OCCUPANCY OF THIS STRUCTURE/IMPROVEMENT AREA.

RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED PER 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA RESIDENTIAL CODE, AND NFPA 13.

EXHIBIT 2

REVISIONS	DATE	BY

TTM 37024
TENTATIVE TRACT MAP
CITY OF CORONA

SCALE: 1" = 40'
DATE: 5/11/2023
DRAWN: RL
DESIGNED: RL
CHECKED: SA
PLN CK REF:

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE. STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX: (951) 279-2830

JUL 2067
SHEET 1
OF 3 SHEETS
DWG. NO.

